

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: September 20, 2006

Division: BOCC Dis3

Bulk Item: Yes ☐ No ☒

Department: Mayor's Office

Staff Contact Person: Tammy Malby

AGENDA ITEM WORDING:

Approval in Concept of Enhancement Key largo School Cafeteria

ITEM BACKGROUND:

See attached 2 pages

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: _____

BUDGETED: Yes ☐ No ☐

COST TO COUNTY: _____

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes ☐ No ☐ **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty ☐ OMB/Purchasing ☐ Risk Management ☐

DOCUMENTATION: Included ☐ Not Required ☐

Division Director Approval: _____
Mayor Charles McCoy

DISPOSITION: _____

AGENDA ITEM # _____

September 11, 2006

Board Of County Commissioners
530 Whitehead Street
Key West, Florida 33040

Architecture
Construction Management
Engineering
Graphic Design
Interior Design
Program Management
Strategic Facilities Planning

Attn: Mayor Charles "Sonny" McCoy
Re: EHPA Enhancements Key Largo School Cafeteria

Dear Sonny,

Heery International in conjunction with Rick Z. Smith and Associates Architects and McCarthy and Associates Inc. structural engineers are working for Monroe County School District to renovate and expand the existing cafeteria building at Key Largo School. This is a building I am sure you are familiar with since it was one of your earlier projects. Our current contract with the district has \$2,500,000.00 budgeted for adding a new kitchen, expanding the seating and upgrading the restrooms. All of these work items are required for the facility to serve the educational needs of Monroe County and are being paid for by the school district through their funding sources.

However, in our many planning meetings with the public and local officials regarding the Key Largo school the request has been made repeatedly that we consider making the cafeteria into an Enhanced Hurricane Protection Area refuge facility. As you know the requirements for certification as an EHPA facility are very stringent and set by state guidelines. (I have attached a copy for your review) The current facility while well designed would not be able to withstand the requirements given under Section 423.25.4 Structural Standard for Wind Loads which requires design for map wind speed plus 40 mph. This would equate to a design wind speed of 190 mph for Monroe County. While we as builders and designers can certify that the renovated cafeteria as now designed will meet all the current applicable building codes and standards, we would not be able to certify that a renovated only facility would meet EHPA criteria.

In order for the design team to make such a certification for the facility, the existing cafeteria would need to be demolished and replaced with a new building specifically designed to meet the EHPA guidelines in addition to its primary educational functions. The costs for this new dual purpose facility would exceed what the district has currently budgeted and require additional funds from another source.

✓
September 11, 2006
Board Of County Commissioners
Mayor Charles "Sonny" McCoy

An estimate of the additional monies required to provide the enhancements to the building is:

1. Additional Foundations and Slab	\$487,500.00
2. Tiltwall Skin, Rigid Steel Frame and Concrete Roof	\$2,400,000.00
3. <u>Mechanical and Electrical Upgrades</u>	<u>\$862,500.00</u>
Estimated Total Upgrade Costs	\$3,750,000.00

Please note that these estimates are based on a basic EHPA facility but do include all additional design and soft costs. They represent an investment to produce in the upper keys a specially designed dual purpose facility to serve Monroe County emergency officials and the general public in future hurricanes.

If the Board of County Commissioners decides to participate with the district to create such a facility then we suggest that they designate a group to represent the county in the design process and we mutually develop a design that meets both the needs of school district and the county government.


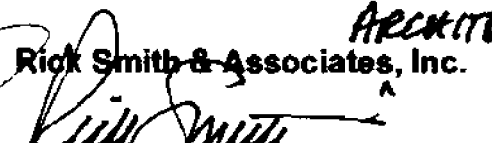

We would like to suggest a preliminary time line as follows:

- September – Monroe BOCC Approval in principal of EHPA subject to final dollars
- October - Heery and Rick Smith develop preliminary scope and verify cost impact.
- November - Monroe BOCC approve formal proposal from MCSD for funding
- December 1st - MCSD Change Order to Heery for EHPA and commence final design

We thank you for your consideration and hope you will help us and Monroe County School District in providing a dual purpose facility that will meet the needs of all of the citizens of Monroe County.

If there are any questions regarding the above, please do not hesitate to contact me at our Marathon office 305-289-5787.

Sincerely,

 Heery International, Inc. Niels Hubbell DBIA Vice President	 Rick Smith & Associates, Inc. Rick Smith President	 McCarthy & Associates, Inc. Mike McCarthy PE President
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